

TABLE 3-4: Density, Intensity, and Lot Standards

A

Residential Zoning Districts

Zoning District:	AG -5	AG- 10	RR	ER	R-1		R-2		R-3			R-4			R-5		MHP	
Maximum Density (units per acre)	1/ 5	1/ 10	1	2	4		6		9			12			15		10	
Minimum Open Space (%)	40	40	DDS	DDS	DDS		DDS		DDS			DDS			DDS		15	
Dwelling Unit Type:	SFD	SFD	SFD	SFD	SFD	SFA	SFD	SFA	SFD	SFA	ACB	SFD	SFA	ACB	SFA	ACB	MH	SFD
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	750	600	750	750	600	750	600		750
Maximum Lot Coverage (%)																	50	50
Minimum Lot Width (ft)			50	50	50		50		45			40					50	50
Minimum Setbacks (ft):																		
Front	35	35	30	30	30		30		30			30					8	30
Rear	25	25	15	15	15		15		15			15					8	15
Side	20	20															8	10
Minimum Building Separation (ft)					10	25	10	25	10	25	25	10	25	25	25	25	16	20

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

DDS - Design District Standards (Residential)

Notes:

1) Minimum building separation between two different unit types is 25 feet

TABLE 3-4: Density, Intensity, and Lot Standards

B

Nonresidential Zoning Districts								
Zoning District:	C-1	C-2	C-3	IN	PEU	M-1	M-2	CON
Maximum FAR	0.5	0.5	0.5	0.6	0.6	0.5	0.5	
Maximum ISR (%)	75	70	75	60	60	70	70	5
Minimum Open Space (%)	15	20	20	20	20	20	20	
Minimum Setbacks (ft):								
Front		25	25	25	25	25	25	
Rear		15	15	15	15	15	15	
Side		15	15	10	10	15	15	
Maximum Setbacks (ft):								
Front	10							
Rear								
Side	12							
Maximum Building Separation (ft):	24							

Notes:

- 1) No side or rear setback required if abutting a railroad right-of-way
- 2) Maximum front setback within C-1 district may be extended to 20 feet if a café, public courtyard, quasi-public or similar social gathering area is provided
- 3) Side setbacks within C-1 district may be modified if a public courtyard or similar gathering area is provided, vehicular access from main street is needed to access rear or side parking, or where right-of-way or alley exists
- 4) Setback requirements waived if developing under section 3.21

TABLE 3-4: Density, Intensity, and Lot Standards

C

Mixed Use Zoning Districts																												
Zoning District:	RMU				RMU -10*					RIO				NMU-4					ECNMU-7					NMU-7				
Maximum Density (units per acre)	5				10					15				4					7					7				
Minimum Open Space (%)	25				25					25				40					25					25				
Maximum FAR					0.5					0.6				0.3					0.5					0.3				
Maximum ISR (%)					60					80				60					60					60				
Building Type:	SFD	SFA	MH	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB
Minimum Living Area (Sq. ft)	750	750	750		750	750	600			750	750	600		750	750	600			750	750	600			750	750	600		
Minimum Lot Width (ft)	75	75	75		40					75	75			40					40					40				
Maximum Lot Coverage (%)	40	40	40	40						40	40	40	40															
Minimum Setbacks (ft):																												
Front	25	25	25	25	30					25	20	30	25	30					30					30				
Rear	15	15	15	15	15					15	15	20	15	15					15					15				
Side	10	10	10	10	5					10	10	15	10	5					5					5				
Minimum Building Separation (ft)														10					10					10				

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

MUB - Mixed Use Building

NRB - Nonresidential Building

MUC - Mixed Use Center

Notes:

1) Setback requirements waived if developing under section 3.21

2) * - Density dependent upon distance to MUC- Extent of project within a 1/4 mile - 10 du/acre; within 1/2 mile - 7 du/acre; further than 1/2 mile - 5 du/acre

3) Minimum building separation between two different building types is 25 feet

TABLE 3-4: Density, Intensity, and Lot Standards

D

Mixed Use Zoning Districts

Zoning District:	C2-A					CC				CMU					CDT				BP					466-301				
Maximum Density (units per acre)	4					10				14					15				6					15				
Minimum Density (units per acre)																			3									
Minimum Open Space %	25					25				15					10				25									
Maximum FAR	0.3					0.75				0.5					2.0				0.75					1.0				
Maximum ISR (%)	60					70				80					90				70					80				
Building Type:	SFD	SFA	ACB	MUB	NRB	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB
Minimum Living Area (Sq. ft)	750	750	600			750	600			750	750	600			750	600			750	750	600			750	750	600		
Minimum Lot Width (ft)	40									40									40					40				
Minimum Setbacks (ft):																												
Front	30	30								30									30					30				
Rear	15	15								15									15					15				
Side	5	10								5									5					5				
Maximum Front Setback (ft)															15	15	15	15										
Minimum Building Separation (ft)	10									10									10					10				

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MUB - Mixed-use Building

NRB - Nonresidential Building

MUC - Mixed Use Center

Notes:

1) Setback requirements waived if developing under section 3.21

2) Minimum building separation between two different building types is 25 feet

3) Maximum front setback may be extended if a café, public courtyard, quasi-public or similar social gathering area is provided

TABLE 3-5: Mixed Use Zoning District – Use Percentages						
Zoning District:	NMU-4	NMU-7	ECNMU-7	CMU	CC	BP
<i>Use Category:</i>						
<i>Residential:</i>						
Minimum Percentage	35	35	35	20	20	10
Maximum Percentage	80	80	80	75	30	60
<i>Institutional, Government, and Tourism, Civic, and Recreational:</i>						
Minimum Percentage	5	5	5	5	5	
Maximum Percentage	30	30	30	10	30	
<i>Commercial Office and Business Park:</i>						
Minimum Percentage	0	0	0	0	25	20
Maximum Percentage	40	40	40	50	60	60
<i>Commercial Retail:</i>						
Minimum Percentage	5	5	5	15	10	5
Maximum Percentage	40	40	40	50	30	55

Notes:

- 1) Developments less than 10 acres may proceed as a single use and are not required to adhere to this Table
- 2) Residential square footage within the CDT designation shall not exceed 30% of the total built square footage
- 3) Nonresidential uses are permitted in RM-10 but total acreage devoted to nonresidential uses shall not exceed 10% of the total acreage.
- 4) There is no mixed use requirement within the C-2A district.
- 5) There is no mixed use requirement for individual parcels in the 466-301 mixed use district. While mixed use is encouraged, it is the City's responsibility to ensure mixed use is achieved over the aggregate.